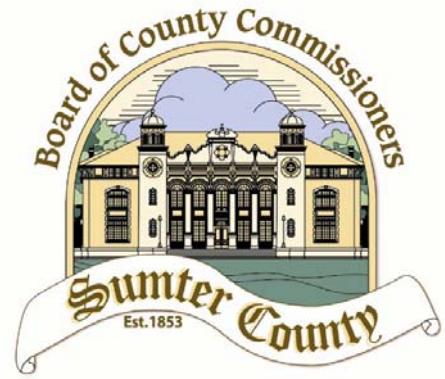


Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **April 10, 2006**

Members Present-

Roberta Rogers-Chairperson/Director, Skip Lukert-Building Official, Aimee Webb-Development Coordinator/Vice-Chairperson, Keith Hunter-Environmental Health Director, Marie Keenum-911 Coordinator, Becky Howard-Deputy Clerk, Mike Springstead-Springstead Engineering, Barry Ginn-Ginn Engineering, Brad Burris-Fire Services, Dale Parrett-Public Works, Meredith Kirste-Attorney, and Karen Parker-Secretary.

The meeting convened at 2:00 pm.

Mr. Ginn joined the Committee as County Engineer for the non-Villages project. Mr. Springstead did not participate in the discussion or vote.

Approval of Minutes-

Mrs. Keenum made a motion to approve the minutes from April 3, 2006. Mrs. Webb seconded the motion and the motion carried.

Parkwood Village Residential Subdivision Development – Major Development – Engineering Plan Review

Mrs. Rogers announced this project will be tabled until April 17, 2006.

Parkwood Village Residential Subdivision Development – Major Development – CR 101 Improvement Plan Review

Mrs. Rogers announced this project will be tabled until April 17, 2006.

Big Oaks Plaza – Major Development – Preliminary Review

Mrs. Rogers announced this project will be tabled until April 24, 2006.

Corky Smallwood Painting – Major Development – Preliminary Review

Mrs. Rogers announced this project will be tabled until April 24, 2006.

OLD BUSINESS:

Down To Earth – Major Development – Master Plan Review

David Tillman, Tillman and Associates, was present and requesting approval of a master plan for an option Planned Unit Development. The plan is to develop a 226-lot subdivision. The property is located in Lake Panasoffkee. The requested density matches the land use category, but is being done as a RPUD to allow site design flexibility. The RPUD requires the provision of central sewer and open space. The wastewater treatment facility was added to the plans. The lot count was increased from the prior submission to cover the cost of the wastewater facility, but does not

exceed the amount allowed by the existing land use. The open space is shown on the plans. The plans show 35' will be dedicated the CR 416 and CR 479 as a right-of-way. Mrs. Webb's comments were received and have been addressed. The traffic study review was submitted to and reviewed by Mrs. Webb, Mr. Ginn and Public Works. Mrs. Keenum requested an emergency exit be shown on the plans. Mr. Tillman will revise the master plan to reflect the emergency exit. Mrs. Howard, Mr. Lukert, Mrs. Kirste, Mr. Hunter, and Mr. Burris had no comments. Mr. Ginn stated that his comments have been addressed. Mr. Parrett stated that the main entrance still is not a 90 degree angle. Improvements need to be made at the secondary entrance on CR 479. Mr. Parrett provided Mr. Tillman with a copy of the proposed improvement plans for intersection improvements. Mr. Parrett stated that there is an existing business located off of CR 462 and US 301 called Down To Earth. Mr. Tillman stated that the name will be updated. Down To Earth is the company name. Mrs. Rogers stated that she appreciated the information that Mr. Tillman provided to her concerning the open space. Mrs. Rogers stated the open space areas need to be easily accessible from the walking trails and the residents' back yard. Mrs. Rogers and Mr. Ginn agreed to a 5:1 slope and a 4:1 slope from the lined portion of the pond.

Mrs. Webb made a motion to recommend approval of the master plan to the Zoning and Adjustment Board subject to all comments being addressed. Mr. Lukert seconded the motion and the motion carried.

Mr. Burris excused himself at 2:25 p.m.

Mr. Ginn excused himself as County Engineer due to the non-Villages project reviews being complete.

Mr. Springstead joined the Committee as County Engineer for the Villages projects.

NEW BUSINESS:

Bank of America at The Villages Financial Center – Major Development – Preliminary and Engineering Review

Lee Clymer, Farner Barley and Associates, Inc., was present and requesting approval to construct a 6,706 square foot bank building. Staff comments were discussed regarding correction of property information, dumpster location, drive-thru aisle width, surrounding property owners and signage. Mrs. Webb requested that one of the drive aisle lanes have a larger width to accommodate large size vehicles. Mr. Clymer will address concerns on signage. Mrs. Keenum, Mrs. Howard, Mr. Lukert, and Mrs. Kirste had no comments. Mr. Hunter asked if the large trees will be removed. Mr. Clymer stated that the large trees will remain in place. Engineering comments were discussed regarding run off calculations, stop bars, handicap spaces, fire hydrant, and the structure of the drive-thru. Mr. Springstead requested the location of the nearest fire hydrant on the plans and a detail indicating the structure of all islands in the drive-thru area. Mr. Parrett stated the southwest intersection is confusing and clarification is needed. Mr. Clymer stated that flow arrows will be provided.

Mr. Springstead moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Parrett seconded the motion and the motion carried.

VOS: Bainbridge Villas – Major Development – Engineering Review

Bob Palmer, Farner Barley and Associates, Inc., was present and requesting approval to develop a 70-unit subdivision. Mr. Parrett and Mr. Springstead had no comments.

Mr. Springstead moved to approve the engineering plans. Mr. Parrett seconded the motion and the motion carried.

VOS: Buffalo Glen Softball Complex – Major Development – Preliminary & Engineering Review

Chris Germana, Kimley-Horn and Associates, Inc., was present and requesting approval to construct a softball complex. Staff comments were discussed regarding the incoming turning radius. Mrs. Keenum stated there is an existing road with the name of Mansfield Terrace. Mr. Germana will research the naming of the road. Mrs. Howard had no comments. Mr. Lukert stated that the concession stand area and restrooms will need to be handicap accessible. Mrs. Kirste had no comments. Mr. Hunter requested the plans for the concession area and inquired as to the operator. Mr. Germana stated the softball complex will be used by the Villages residents and it is not located on the Charter High School property. Mr. Germana stated the softball complex would be operated like the Saddle Brook complex. Engineering comments were discussed regarding asphalt, DSB1 and DSB2, 100 year elevation, structure on Mansfield, incoming turning radius, field lighting, and field dimensions. Mr. Springstead requested a copy of all regulatory permits. Mr. Parrett asked what would be located west of Mansfield Terrace. Mr. Germana stated this was not yet determined. Mr. Parrett stated the maintenance of the road is of concern. Mr. Parrett will discuss the issue with Mr. Hurst concerning the maintenance. Mr. Parrett stated the Villages will be responsible for the traffic light at C-466, if one should be installed. Mrs. Rogers stated this property is in the process of a land use change and approving this project will be subject to that final approval. Mrs. Rogers stated that May or June will be the earliest for the commencement of any construction. Mr. Lukert requested the design of the bleachers, the bleacher capacity as well as the capacity of the restrooms. Mr. Germana will provide this information upon his receipt. Mrs. Rogers stated she believes a F.S. 380 agreement with the Department of Community Affairs was done which would allow some grading work to begin. Mrs. Rogers will research and notify Mr. Germana. Mr. Springstead asked if all driveway entrances will be on the front of the property.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments, being addressed, revised plans being submitted and no construction work to be done until the Board of County Commissioners approves the Notice of Proposed Change and Land Use Amendment. Mr. Lukert seconded the motion and the motion carried.

The next meeting is scheduled for April 17, 2006.

Mrs. Keenum moved to adjourn. Mrs. Webb seconded the motion and the motion carried. Meeting adjourned at 2:50 pm.